



May 22, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Dan Hale
Pardee Homes of Nevada
650 White Sands Drive, Suite 100
Las Vegas, Nevada 89119

RE: SDR-12110 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 17, 2006
RELATED TO ZON-12107 AND VAC-12112

Dear Mr. Hale:

The City Council at a regular meeting held May 17, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED SIX UNIT RESIDENTIAL SUBDIVISION AND A WAIVER OF TOWN CENTER STREETScape DESIGN STANDARDS on 1.26 acres adjacent to the northeast corner of Tee Pee Lane and Dorrell Lane, (APN 125-19-501-016), U (Undeveloped) Zone [L (Low Density Residential - Town Center Land Use Designation)], PROPOSED: TC (Town Center) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 18, 2006. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-12107) to a TC (Town Center) Zoning District, and a Petition to Vacate U.S. Government Patent Easements (VAC-12113) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 02/28/06, except as amended by conditions herein.
4. A Waiver from the Town Center Standards is hereby approved, to allow a five foot wide sidewalk with five foot wide planters on both sides of the sidewalk along Tee Pee Lane where a seven foot wide sidewalk with a five foot wide amenity zone between the sidewalk and curb is required.
5. The site plan shall be revised and approved by Planning and

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

Development Department staff, prior to the time application is made for a tentative map, to reflect a minimum of three 36-inch box Rio Grande Ash trees and two 36-inch box Purple Robe Locust trees in an alternating evenly spaced pattern within the Tee Pee Lane planter area. Two 36-inch box Chitalpa accent trees shall be placed at the intersection of Tee Pee Lane and Dorrell Lane.

6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a minimum of five 36-inch box Rio Grande Ash trees and five 36-inch box Purple Robe Locust trees in an alternating evenly spaced pattern within the Dorrell Lane planter area.
7. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 22 feet to the front of the garage as measured from the back of the pedestrian access easement, five feet on the side, ten feet on the corner side, and 10 feet in the rear.
8. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.
12. Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.
13. Air conditioning units shall not be mounted on rooftops.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
15. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit

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applications related to the site.

16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

17. A waiver from the Town Center standards is hereby approved to allow a five-foot wide sidewalk with a 10-foot wide landscaped amenity zone between the sidewalk and the curb along Dorrell Lane.

Public Works

18. Construct half-street improvements including appropriate overpaving on Tee Pee Lane and Dorrell Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

19. Show all Sight Visibility Restriction Zones (SVRZ's) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".

20. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

21. Site development to comply with all applicable conditions of approval for ZON-12107 and all other subsequent site-related actions.

Sincerely,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Ms. Barbara Baird
B2 Developer Services
2260 Corporate Circle #450
Henderson, Nevada 89074